Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Harry Lee Greene
1212 McGrace Lane
Nashville, TN. 37215

MORTGAGEE:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 145-10
Parcel 64
FH 25602

BOOK 7085 PAGE 495

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack E. Froeter

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harry Lee Greene and Cheryl A. Bowen, a one-half undivided interest each, as joint tenants with rights of survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot 3 of the Resubdivision of Lot 3 & 4 Tanglewood Estates, of record in Book 6200, page 529, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of McGrace Lane, said point being the southeasterly corner of Lot No. 3 thence, with said northerly margin of McGrace Lane along a curve with a radius of 121.70 feet in a northwesterly direction a distance of 178.54 feet to a point; thence, continuing in a northwesterly direction with the northerly margin of said McGrace Lane 46.69 feet to a point; thence, continuing in a northwesterly direction with the northerly margin of McGrace Lane north 39 degrees 43 minutes 56 seconds 224.16 feet to a point, said point being the southwesterly corner of Lot No. 3; thence north 33 degrees 47 minutes 47 seconds east 132.0 feet to a point, said point being the southwesterly corner of Lot No. 4; thence, with the broken southerly line of Lot No. 4 south 72 degrees 36 minutes 13 seconds east 97.0 feet to a point; thence, continuing with broken southerly line of Lot No. 4 north 85 degrees 09 minutes 47 seconds east 74.50 feet to a point; thence, continuing with the broken southerly margin of Lot No. 4 south 69 degrees 45 minutes 24 seconds east 186.67 feet to a point, said point being the southeasterly corner of Lot No. 4; thence, south 17 degrees 26 minutes 52 seconds east 264.02 feet, to the point of beginning.

Being a portion of the same property conveyed to Ervin T. Sain and Susan Sain Ward by deed from Merrill Sugg Carter, Jane Carter Kern and Margaret Carter Zieman of record in Book 4320, page 230, said Register's Office. Pursuant to

This is (un)improved property, known as 1212 McGrace Lane, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of December, 19 86.

7.63 8

SEND NOTIFICATION REFERENCE

DEC 30 12 35 PM '86

REGISTER OF DEEDS DAVIDSON COUNTY, TN

Jack E. Froeter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of December, 19 86, before me personally appeared Jack E. Froeter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7085 PAGE 496

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 320,000.00.

Harry Lee Greene
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 1986.

My Commission Expires: 10-24-88

Notary Public

partition Deed of record in Book 4515, page 292, said Register's Office, Ben E. Ward and wife, Susan Sain Ward Quitclaimed their interest in said property to Ervin T. Said, for the purpose of creating a tenancy in common with rights of survivorship, Ervin T. Sain quitclaimed an interest in subject property to Jack E. Froeter by instrument of record in Book 5301, page 562, said Register's Office. Ervin T. Sain died, leaving Jack E. Froeter as sole owner by rights of survivorship.

The property herein conveyed is subject to restrictive covenants of record in Book 4358, page 543, Book 4428, page 663, said Register's Office, and to the matters set forth in the above referenced plan of record.

WARRANTY DEED

from:
Jack E. Froeter

to:
Harry Lee Greene, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26100

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7085 PAGE 497

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			320[illegible].00 CAPIT.	
			656.00 STTAX	
			.50 PRFE	
			6.00 MOR[illegible]	
			CHECK	982.50
			12/30/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77638

IDENTIFICATION REFERENCE

Dec 30 12 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27990